



Battisford Drive Clacton-On-Sea, CO16 7LB

Being sold with NO OWNARD CHAIN, Sheen's are pleased to offer for sale this THREE BEDROOM DETACHED BUNGALOW. The bungalow is situated on the popular Grange Park Development, and occupying a corner plot. Local shopping amenities are located within 150 metres, and Clacton's town centre, seafront and mainline railways station are approximately one and a half miles away.

- Three Bedrooms
- 16' Lounge
- 11'3 Kitchen
- 16'7 Conservatory
- Shower Room
- Gas Central Heated (n/t)
- Double Glazed Windows
- No Onward Chain
- Council Tax Band C
- EPC Rating C



Price £310,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed sliding entrance door to;

ENTRANCE PORCH

Double glazed windows to both sides and front. Part glazed entrance door to;

ENTRANCE HALLWAY

Radiator. Loft access. Doors to;

LOUNGE

16' max x 14' max

Double glazed sliding patio doors to Conservatory. Radiator. Fireplace.



CONSERVATORY

16'7 x 9'7

Radiator. Double glazed windows to side and rear aspects. Double glazed sliding doors to Garden.



KITCHEN

11'3 x 9'9

Comprises; Laminated rolled edge work surfaces with inset stainless steel single drainer sink unit. Plumbing and space for washing machine, cooker and fridge freezer. Selection of matching cream units at eye and floor level. Tiled splash backs. Breakfast bar. Radiator. Wall mounted gas boiler (not tested). Double glazed window to rear. Double glazed door to garden.



BEDROOM ONE

13'5 into wardrobe + bay x 11'

Double glazed bay window to front. Radiator. Wall length fitted wardrobes.



BEDROOM TWO

11'1 x 8'

Double glazed window to front. Radiator.



BEDROOM THREE

11'1 x 8'

Double glazed window to side. Radiator.



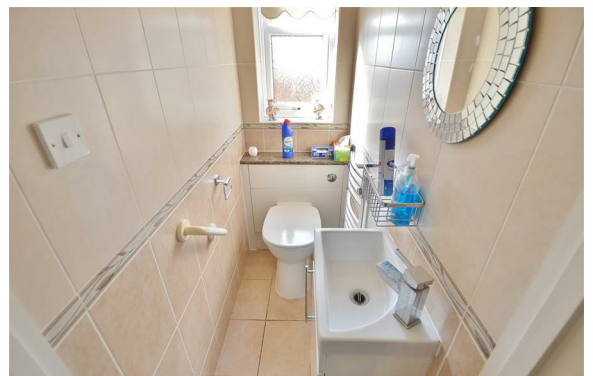
SHOWER ROOM

Modern shower room comprising of; Independent shower cubicle with wall mounted shower (not tested). Vanity hand wash basin with cupboards under. Fully tiled walls. Heated towel rail. Double glazed window to side.



SEPARATE W.C

Low level W.C. Vanity hand wash basin with cupboards under. Heated towel rail. Fully tiled walls. Double glazed window to side.



OUTSIDE - REAR

Low maintenance block paved garden. Enclosed by panelled fencing and brick walls. Courtesy door leading to Garage. Side pedestrian access via iron gate.



OUTSIDE - FRONT

Block paved front providing off street parking for numerous vehicles.

GARAGE

Up and over door. Courtesy door leading to rear garden.

LE 0225

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants via a third party company who undertake our Anti Money Laundering checks.

REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.

Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: C

Any Additional Property Charges: No

Services Connected: (Gas): Yes (Electricity): Yes (Water): Mains (Sewerage Type): Mains drainage

(Telephone & Broadband): Yes

Mobile: Provider Voice Data

EE Likely Likely

Three Likely Likely

O2 Likely Likely

Vodafone Likely Likely

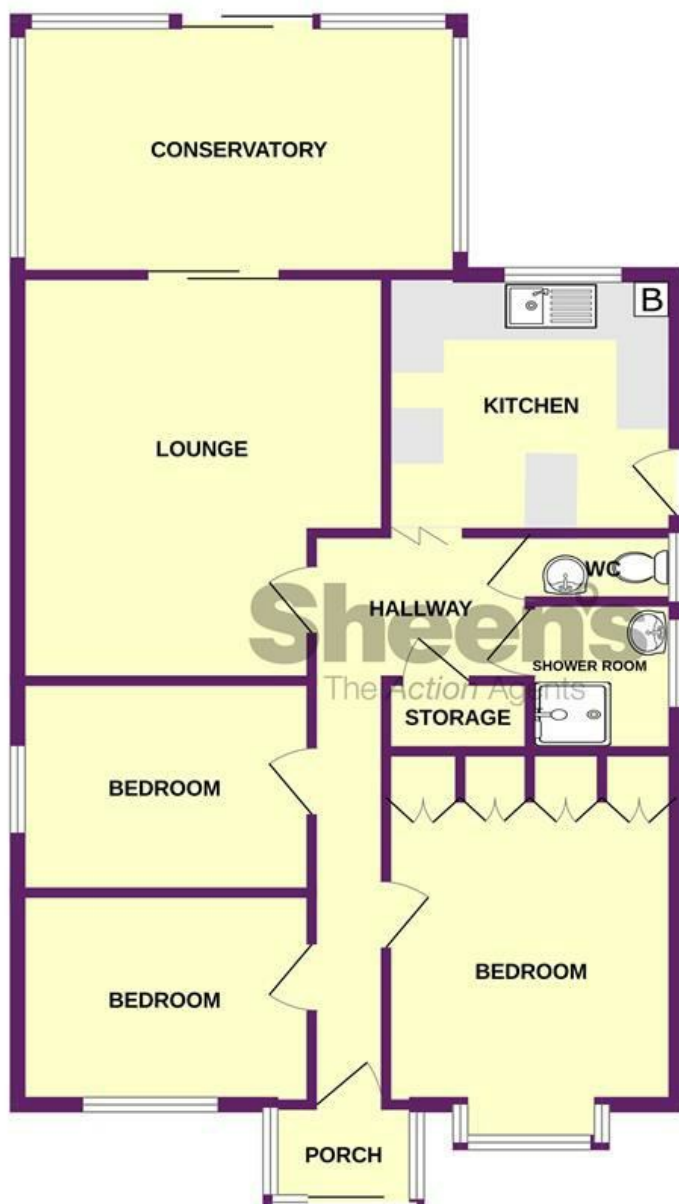
Broadband: Up to 2000mbs

Non-Standard Property Features To Note:

Particular Disclaimer

These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Selling properties... not promises

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